138.0	0002	0022.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,245,000 / 1,245,000
					USE VALUE:	1,245,000 / 1,245,000
					ASSESSED:	1,245,000 / 1,245,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
168		JASON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TUTTLE TIMOTHY J/ETAL
Owner 2:	TUTTLE BERNADETTE C
Owner 3:	
Street 1:	168 JASON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 9,525 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1935, having primarily Wood Shingle Exterior and 2690 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9525.000	608,600	1,200	635,200	1,245,000
Total Card	0.219	608,600	1,200	635,200	1,245,000
Total Parcel	0.219	608,600	1,200	635,200	1,245,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 462.78 | /Parcel: 462.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 88498

GIS Ref

GIS Ref

Insp Date 11/10/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 138.0-0002-0022.0

!10671!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	608,500	1200	9,525.	635,200	1,244,900	1,244,900	Year End Roll	12/18/2019
2019	101	FV	433,100	1200	9,525.	670,500	1,104,800	1,104,800	Year End Roll	1/3/2019
2018	101	FV	433,100	0	9,525.	494,000	927,100	927,100	Year End Roll	12/20/2017
2017	101	FV	433,100	0	9,525.	472,900	906,000	906,000	Year End Roll	1/3/2017
2016	101	FV	433,100	0	9,525.	437,600	870,700	870,700	Year End	1/4/2016
2015	101	FV	416,400	0	9,525.	367,000	783,400	783,400	Year End Roll	12/11/2014
2014	101	FV	416,400	0	9,525.	358,500	774,900	774,900	Year End Roll	12/16/2013
2013	101	FV	416,400	0	9,525.	341,600	758,000	758,000		12/13/2012

PRINT

Date	Time
12/11/20	00:57:18

LAST REV

Date	Time
11/12/19	10:38:29

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10671

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SPENCER WAYMAN/	24743-294		7/29/1994		352,000	No	No		Y

USER DEFINED

Prior Id # 1:	88498
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/4/2019	607	Redo Bat	29,730	C				
6/8/2007	423	Redo Bat	18,000			G8	GR FY08	
12/2/2002	1014	Addition	70,000					
5/28/1996	207	Redo Bat	5,000					REMODEL BATH

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2017	MEAS&NOTICE	HS	Hanne S
12/5/2008	Info At Door	294	PATRIOT
12/18/1999	Inspected	263	PATRIOT
11/18/1999	Mailer Sent		
11/8/1999	Measured	263	PATRIOT
8/14/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9525		Sq. Ft.	Site		0	90.	0.74	10									635,179						635,200	

Total AC/HA: 0.21866 | Total SF/SM: 9525 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 635,179 | Spl Credit | Total: 635,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	7 - Brick	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	25	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.10911667
Const Adj.:	1.00488091
Adj $ / SQ:	150.462
Other Features:	122500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	682262
Depreciation:	73684
Depreciated Total:	608577

COMMENTS

BK; 20639 PG; 31.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

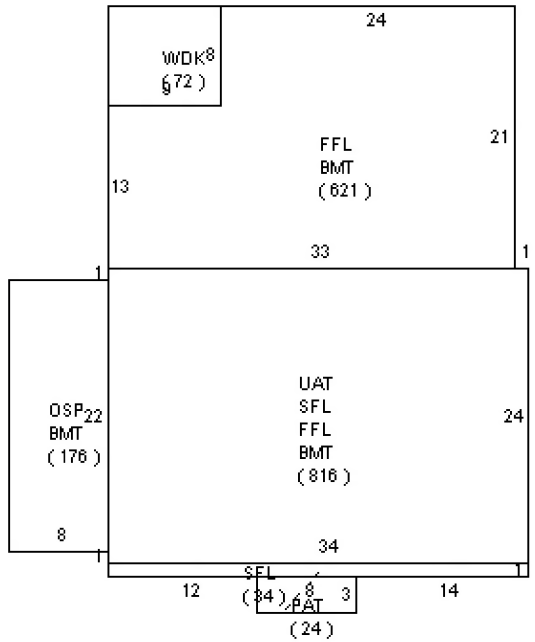
REMODELING

Exterior:	
Interior:	
Additions:	2002
Kitchen:	
Baths:	1996
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	182.06
Special Features:	0	Val/Su Net:	139.08
Final Total:	608600	Val/Su SzAd	266.11

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,613	48.750	78,633
FFL	First Floor	1,437	150.460	216,213
SFL	Second Floor	850	150.460	127,892
UAT	Upper Attic	204	60.180	12,278
OSP	Screen Porch	176	28.600	5,034
WDK	Deck	72	16.080	1,158
PAT	Patio	24	6.030	145
	Net Sketched Area:	4,376	Total:	441,353
Size Ad	2287	Gross Are	4988	FinArea 2690

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 138.0-0002-0022.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	20X20	A	AV	2010	3.19	T	7.2	101			1,200			1,200

More:	N	Total Yard Items:	1,200	Total Special Featues:		Total:	1,200